

MARIPOSA COUNTY RESOLUTION NO. 89-30

A RESOLUTION APPROVING A DRAFT
HOUSING ELEMENT FOR MARIPOSA COUNTY

WHEREAS, Section 65580 et seq of the Government Code required all local agencies to have an updated Housing Element; and

WHEREAS, in conjunction with a grant received from the State, a draft Housing Element has been prepared; and

WHEREAS, the Housing Element Ad Hoc Advisory Committee has been involved in preparation and recommends approval of the document; and

WHEREAS, the Planning Commission at a continued public hearing on December 16, 1988, recommended approval in accordance with the attached resolution labelled "Exhibit A"; and

WHEREAS, the Board of Supervisors at a duly noticed hearing has considered all input;

NOW THEREFORE, BE IT RESOLVED by the Board of Supervisors of Mariposa County, that the Draft Housing Element for Mariposa County dated December, 1988 is hereby approved in accordance with the Planning Commission Resolution with the following additions, exception, and revision:

1. That the following paragraph be added on page #9 under "income":

As indicated previously, the County relies heavily on tourism as a vital part of its economy. This is primarily focused on Yosemite National Park. The large number of service level employees increases the demand

1 for housing in the low and moderate income ranges.
2 Some of this demand was previously satisfied by housing
3 in the Park. However, the Park Service has a program
4 for eliminating most of the housing units currently
5 located in the Valley. Some of this displacement will
6 be handled by the Park Service through their own
7 housing programs. Satisfying the remainder of this
8 demand, along with other service employees, emphasizes
9 the conclusion noted above: Provision of very low and
10 low income housing requires special attention by the
11 County. It also points out the need for continued
12 cooperation and coordination with other agencies.

13 2. The following additional program is recommended for
14 page 52 under "Objective Six: Fulfilling Special Housing
15 Needs":

16 6.8 The County should continue to cooperate with the
17 National Park Service and other agencies as a means of
18 coordinating efforts to solve common housing problems.
19 Responsible Agency: Board of Supervisors
20 Time Frame: Continuous.

21 3. That the following be added to the last paragraph in
22 the "Introduction" on page 1:

23 Many of the concerns expressed in this document have
24 been addressed by Mariposa County in Title 17, the
25 County Zoning Ordinance.

26 The participation of Mariposa County in helping to

provide housing will be limited by the lack of water in the county, pursuant to Government Code, Section 65583(5) and (7) (c) (1).d (Section attached)

4. That "Objective Five: Conserving Existing Housing" on page #50 be amended as follows:

Mariposa County shall promote the idea that periodic home maintenance is good for the community and its residents, seeking to conserve 200 dwelling units by 1992.

BE IT FURTHER RESOLVED, the Administrative Officer is hereby authorized to submit the Draft Housing Element to the State Department of Housing and Community Development for their review.

PASSED AND ADOPTED this 24th day of January, 1989 by the Mariposa County Board of Supervisors by the following vote:

AYES: Baggett, Radanovich, Punte

NOES: None

EXCUSED: None

ABSTAINED: Taber, Erickson

Gertrude R. Taber
GERTRUDE R. TABER, Chairman
Mariposa County Board of Supervisors

ATTEST:

Margie Williams
MARGIE WILLIAMS, Clerk of the Board

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

Jeffrey G. Green
JEFFREY G. GREEN, County Counsel

EXHIBIT A

MARIPOSA COUNTY PLANNING COMMISSION

RESOLUTION NO. 88-38

A RESOLUTION APPROVING A DRAFT
HOUSING ELEMENT FOR MARIPOSA COUNTY

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4 WHEREAS, Section 65580 et seq of the Government Code
5 required all local agencies to have an updated Housing Element;
6 and

7 WHEREAS, in conjunction with a grant received from the
8 State, a draft Housing Element has been prepared; and

9 WHEREAS, the Housing Element Ad Hoc Advisory Committee has
10 been involved in preparation and recommends approval of the
11 document, and

12 WHEREAS, the Planning Commission, completed its review at a
13 continued public hearing on December 16, 1988, and considered
14 all in-put;

15 NOW THEREFORE, BE IT RESOLVED by the Mariposa County
16 Planning Commission that the Draft Housing Element dated
17 December, 1988, is hereby approved subject to the following
18 revisions:

19 1. That the following be added to the last paragraph in
20 the introduction on page 1:

21 "Many of the concerns expressed in this document have
22 been addressed by Mariposa County in Title 17, the
23 County Zoning Ordinance.

24 The participation of Mariposa County in helping to
25 provide housing will be limited by the lack of water in
26 the county and by the lack of fiscal resources,

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pursuant to Government Code, Section 65583(5) and (7)
(c) (1)."

2. That the special housing problems created by Yosemite National Park, and service employees in general, be emphasized in the document (this could be discussed in the Economic section on page 8, 9, and 10).

PASSED AND ADOPTED by the Mariposa County Planning Commission on this 16th day of December, 1988 by the following vote:

AYES: Bagwell, Chernoff, Eskra, Hotchkin, Kroon

NOES: None

ABSTAINED: None

EXCUSED: None

NOT VOTING: Fall

Charles R. Fall

CHARLES R. FALL, Chairman
Mariposa County Planning Commission

ATTEST:

Lorelei P. Beck
LORELEI P. BECK, Secretary
Mariposa County Planning Commission

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**Housing element
content**

65583. The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobilehomes, and shall make adequate provision for the existing and projected needs of all economic segments of the community. The element shall contain all of the following:

(a) An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs. The assessment and inventory shall include the following:

(1) Analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels. These existing and projected needs shall include the locality's share of the regional housing need in accordance with Section 65584.

(2) Analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.

(3) An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.

(4) Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures.

(5) Analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.

(6) Analysis of any special housing needs, such as those of the handicapped, elderly, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter.

(7) Analysis of opportunities for energy conservation with respect to residential development.

(b) A statement of the community's goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing.

It is recognized that the total housing needs identified pursuant to subdivision (a) may exceed available resources and the community's ability to satisfy this need within the content of the general plan requirements outlined in Article 5 (commencing with Section 65300). Under these circumstances, the quantified objectives need not be identical to the identified existing housing needs, but should establish the maximum number of housing units that can be constructed, rehabilitated, and conserved over a five-year time frame.

(c) A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available. In order to make adequate provision for the housing needs of all economic segments of the community, the program shall do all of the following:

(1) Identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels, including rental housing, factory-built housing, mobilehomes, emergency shelters and transitional housing in order to meet the community's housing goals as identified in subdivision (b).

(2) Assist in the development of adequate housing to meet the needs of low- and moderate-income households.

(3) Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.

(4) Conserve and improve the condition of the existing affordable housing stock.

(5) Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.

The program shall include an identification of the agencies and officials responsible for the implementation of the various actions and the means by which consistency will be achieved with other general plan elements and community goals. The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort.

(Amended by Stats. 1984, Ch. 1691. Urgency; effective October 1, 1984; Amended by Stats. 1986, Ch. 1383.)

Note: Stats. 1984, Ch. 1691, also reads:

Uncodified policy

SEC. 1. The Legislature finds and declares that because of economic, physical, and mental conditions that are beyond their control, thousands of individuals and families in California are homeless. Churches, local governments, and nonprofit organizations providing assistance to the homeless have been overwhelmed by a new class of homeless: families with children, individuals with employable skills, and formerly middle-class families and individuals with long work histories.

The programs provided by the state, local, and federal governments, and by private institutions, have been unable to meet existing needs and further action is necessary. The Legislature finds and declares that two levels of housing assistance are needed: an emergency fund to supplement temporary shelter programs, and a fund to facilitate the preservation of existing housing and the creation of new housing units affordable to very low income households. It is in the public interest for the State of California to provide this assistance.

The Legislature further finds and declares that there is a need for more information on the numbers of homeless and the causes of homelessness, and for systematic exploration of more comprehensive solutions to the problem. Both local and state government have a role to play in identifying, understanding, and devising solutions to the problem of homelessness.

Uncodified Policy

Note: Stats. 1986, Ch. 1383, also reads:

SEC. 3. The amendments to paragraph (1) of subdivision (c) of Section 65583 of the Government Code made by the act adding this section during the 1986 Regular Session of the Legislature shall require an identification of sites for emergency shelters and transitional housing by January 1, 1988, or by the next periodic review of a housing element pursuant to Section 65588 of the Government Code, whichever is later, in order to give local governments adequate time to plan for, and to assist in the development of, housing for homeless persons, if it is determined that there is a need for emergency shelter pursuant to paragraph (6) of subdivision (a) of Section 65583 of the Government Code.